

West Bengal Real Estate Regulatory Authority
Calcutta Greens Commercial Complex (1st Floor)
1050/2, Survey Park, Kolkata- 700 075

Complaint No. WBRERA/COM001364

Shereen Ambar Complainant.

Vs.

Well-linked Realtors India Pvt. Ltd. Respondent.

Sl. Number and date of order	Order and signature of Authority	Note of action taken on order
01 07.07.2025	The Complainant, Shereen Ambar, represented by Rownaq Afroz is physically present at the time of hearing of the instant Application. He has filed hazira and Authorization Letter which should be kept in record. The Respondent, Well-linked Realtors Pvt. Ltd. is represented by its Learned Advocates, Dhruvabrata Basu and Manmotha Mondal who appeared physically at the time of hearing of the Complaint. They have hazira and Vakalatnama which should be kept in record. Today is the admission hearing of the instant Complaint. The Representative of the complainant submitted that the Complainant at first booked a plot of land measuring about 3 cottahs in the year 2012 at the project of the Respondent being Baruipur Sadar City @ of Rs.3,00,000/- per cottah being Plot No. 207. After paying 30% payment the Complainant was asked for taking another plot of land measuring about 5 cottahs and in view of that the Respondent did not enter into any Agreement for Sale. The payment made by the Complainant during that period was acknowledged by the Respondent and the Complainant was asked to be paid the balance amount. The Complainant made all the payment in the year 2018 as per the provision of the Agreement. The Respondent has only installed the project gate and all the amenities as promised by the Respondent, like the Black Pitch Metal Roads, Electricity, High elevation of Land as per Vastu, Water supply, Community Hall etc. have not been done as yet. The Complainant has asked for several times the papers relating to the project like Sanction Plan, RERA Registration Certificate but the Respondent could not produce the relevant documents to the Complainant. The Complainant stopped payment after paying 30% of full consideration amount being Rs.7,25,000/-. The Respondent did not make any development work over the said project and the Complainant met the Respondent several time and conversation was made verbally but no writing intimation was given to the Respondent for delivery of possession over the said plot. The Complainant stated that the Respondent had promised to hand over the plot of land within five years. The Complainant wanted the plot of land to be delivered to her and the Respondent stated that as the payment has not been paid fully so the plot will not be handed over. The Complainant stated that the Respondent is not allowing to	

visit the plot of land. The Complainant prayed for handing over the plot of land with all amenities as promised by the Respondent as early as possible.

The Learned Advocates appearing on behalf of the Respondent stated that after receiving the Complainant along with all the documents will make submission regarding the Complainant.

After hearing the Complainant and the Respondent, the Authority is pleased to admit this matter for further hearing and order as per the provisions contained in Section 31 of the Real Estate (Regulation and Development) Act, 2016 read with Rule 36 of the West Bengal Real Estate (Regulation and Development) Rules, 2021 and give the following directions:-

The Complainant is directed to submit his total submission regarding the Complaint Petition on a Notarized Affidavit annexing therewith notary attested /self-attested supporting documents and a signed copy of the Complaint Petition as in Form 'M' and Complainant must enclose the Power of Attorney to establish his role in this matter and send the Affidavit (in original) to the Authority serving a copy of the same to the Respondent, both in hard and soft copies, within **7 (seven) days** from the date of receipt of this order of the Authority by email.

The Respondent is hereby directed to submit his Written Response on notarized affidavit regarding the Complaint Petition and Affidavit of the Complainant, annexing therewith notary attested/self-attested supporting documents, if any, and send the Affidavit (in original) to the Authority serving a copy of the same to the Complainant, both in hard and soft copies, within **7 (seven) days** from the date of receipt of the Affidavit of the Complainant either by post or by email whichever is earlier. Respondent should categorically mention if the project is registered under WBRERA or erstwhile WBHIRA and enclose a copy of the registration certificate along with the affidavit.

Fix after **4 (four) weeks** for further hearing and order.



(JAYANTA KR. BASU)
Chairperson

West Bengal Real Estate Regulatory Authority